

Key Vista Villas Homeowners Association, Inc. Board of Directors Meeting Minutes

July 23, 2018

Association President Lotus Russell called the meeting to order at 7:01 P.M.

Marie Hawkins, Secretary, certified posting of Meeting Notice in compliance with Florida statutes.

Roll call was taken. Present were Joe Careccia, Kerry Cushing, Marie Hawkins, Monika Kopczynski, Ellen Maracotta, Lotus Russell and Shaaron Vicere.

Kerry moved to waive the reading of the June 25, 2018 minutes and to accept as presented. Joe seconded. All were in favor.

Officer Reports:

President: Lotus reported the Master Association is on hold regarding Spectrum Bulk Cable Contract. There is currently litigation. A start date of October 1st is still expected.

Vice President: No report.

Secretary: Marie has received a request from the Welcome Committee, asking if Board members are permitted to deliver the Pelican to homes. A Board member has volunteered to assist the Welcome Committee.

Treasurer: Monika presented the Treasurer's report, as of the June 30, 2018 financials.

Management Report: Chuck provided his report. He is looking into signs for our entry gates warning only one vehicle at a time

DRB Report: Two applications were submitted this month; one was for a generator and one was for plants. Both were approved.

Committee Reports:

Grounds – Kirk provided his report. Handouts were presented to the Board outlining the requirements for new landscape bids. The Grounds committee has interviewed a couple of landscape vendors and received two proposals. They will meet with more in the next two weeks. The final choice will be presented to the Board by August 17th for final review. The Grounds committee would like to provide a 30-day notice to PrimeScape by August 31st. The contract ends 10/5/2018. They are looking into getting the Schultz property re-sodded by PrimeScape, as the owner had new sod installed and the lack of proper care has caused it to die. The TSC procedure was discussed.

Finance – Monika stated it's getting close to budget time. Monika has asked that the chair person for each committee submit their projected costs for the year 2019, by August 4th.

Gates – The Pleasant Hill gate arm was knocked down. The inbound gate arm has been replaced too many times, and is in need of replacement.

Communications – Tommy reported a new Key Vista Villas website has been created on www.mykeyvista.com. Items from the current website are slowly being removed. Joe Kluepfel is the person to contact for any issues regarding our new website. Ken Nadler will continue to be back-up to Tommy Miazga for blast emails. Volunteers are needed to send email blasts. There is information available to residents explaining how to sign up and how to discontinue receiving blast emails. There are approximately 130 residents who receive our blast emails. Front Steps was paid for a year in advance. Chuck will ask for a refund of this fee, as we will no longer be using their services.

Compliance – Kerry Cushing stated there are currently 23 age affidavit violations and 10 homeowner insurance violations, who have been sent second notices. Kerry moved to fine all homeowners who have not complied with the requirements, to be fined \$100 a day, up to 10 days, for a maximum fine of \$1,000; Seconded by Joe Careccia. All were in favor. Motion carried unanimously. Hearing Committee to provide dates to Kerry Cushing and Chuck Pitassi. Kerry would like to post the insurance and age affidavit information on our website.

Clubhouse - Lotus reported everything is good; a lightbulb has been changed.

Social – The next social event will be in September. The committee is in need of volunteers

Pool – Lotus advised the pool heater was turned off. The pool deck has been washed by Pair-a-Jacks. Pool committee continues to monitor the pool readings.

Hearing – Committee has been asked to provide several dates for hearings.

First Member Comment Period

One resident spoke about the irrigation/sprinkler checks. He also spoke about the status of our Covenant rewrite.

Unfinished Business:

Covenants – The rewrite of the covenants has been sent to the attorney and returned with her recommendations. A discussion was had on whether to add sod replacement with caveats, or no sod replacement, to the documents. Shaaron moved for no sod replacement to be added to the documents, seconded by Monika. Further discussion was had on the pros and cons. The motion passed with four members voting yay. Joe, Kerry and Marie voted nay.

Clubhouse Tables – Monika presented a proposal in the amount of \$2,565.00 to refinish 4 tables and fix 16 chairs, removing medallions off chairs. They will raise the table tops to prevent the chair arms from rubbing against the table skirts, preventing damage to both. Motion declined. Ellen moved that we do everything but the chairs, at a cost of \$2265.00; Seconded by Monika. Motion declined. Lotus moved to refinish the table tops (to be hand stripped and refinished), along with repairing the base of one table, in the amount of \$965.00. Shaaron seconded and all were in favor.

New Business:

Terminate FrontSteps Affiliation – Kerry moved to terminate the affiliation with FrontSteps. Joe seconded and all were in favor.

Rescind Fine – Kerry moved to rescind the fine on 2324 Pleasant Hill Lane, regarding a dirty driveway as it was corrected in due time; and to rescind the fine regarding the tree limb, due to a misunderstanding and clerical issues. Shaaron seconded and all were in favor.

Meeting adjourned at 8:25 PM.

Respectfully Submitted,

Marie Hawkins, Secretary
August 27, 2018